162.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,354,700 / 1,354,700
					USE VALUE:	1,354,700 / 1,354,700
					ASSESSED:	1,354,700 / 1,354,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERGHOLZ LOU
Owner 2:	WITKIN ARIANA M
Owner 3:	
Street 1:	56 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERNOFF JOSHUA D -
Owner 2:	HARDING KIMBERLY A -
Street 1:	56 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .441 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Wood Shingle Exterior and 3089 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	19195.000	656,900	700	697,100	1,354,700
Total Card	0.441	656,900	700	697,100	1,354,700
Total Parcel	0.441	656,900	700	697,100	1,354,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.58 /Parcel: 438.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107912

GIS Ref

GIS Ref

Insp Date 07/21/18

!12637!

PREVIOUS ASSESSMENT

Parcel ID 162.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	656,900	700	19,195.	697,100	1,354,700		Year end	12/23/2021
2021	101	FV	638,400	700	19,195.	697,100	1,336,200		Year End Roll	12/10/2020
2020	101	FV	638,400	700	19,195.	697,100	1,336,200	1,336,200	Year End Roll	12/18/2019
2019	101	FV	478,200	700	19,195.	697,100	1,176,000	1,176,000	Year End Roll	1/3/2019
2018	101	FV	471,700	700	19,195.	617,400	1,089,800	1,089,800	Year End Roll	12/20/2017
2017	101	FV	471,700	700	19,195.	517,800	990,200	990,200	Year End Roll	1/3/2017
2016	101	FV	471,700	700	19,195.	517,800	990,200	990,200	Year End	1/4/2016
2015	101	FV	446,600	700	19,195.	448,100	895,400	895,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:18:13

LAST REV

Date	Time
11/10/21	10:58:53
mmcmakin	

PAT ACCT. 12637

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERNOFF JOSHUA	78934-167	1	10/18/2021		1,490,000	No	No		
RUDMAN ILENE	31269-140		3/31/2000		567,000	No	No		
RUDMAN BERNARD	18682-466		11/10/1987	Convenience	1	No	No		A
HOYT NORRIS H &	12913-520		12/24/1975	Mult Lots	58,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2017	1032	Re-Roof	15,495	C				
7/14/2017	880	Redo Bat	116,516	O				
10/24/2007	975	New Wind	24,332					21 windows
4/3/2000	244	Redo Kit	44,000	C				REDO KIT-ADD 1/2 B

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
7/21/2018	MEAS&NOTICE	HS	Hanne S
10/22/2008	Meas/Inspect	345	PATRIOT
6/26/2000	MLS	MM	Mary M
12/16/1999	Mailer Sent		
12/2/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107912
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19195		Sq. Ft.	Site		0	70.	0.52	8									697,099						697,100	

Total AC/HA:	0.44066	Total SF/SM:	19195	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	697,099	Spl Credit		Total:	697,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	4	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.02960944
Const Adj.:	0.99989998
Adj $ / SQ:	138.983
Other Features:	139800
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	807059
Depreciation:	150113
Depreciated Total:	656946

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 1 | HB 1

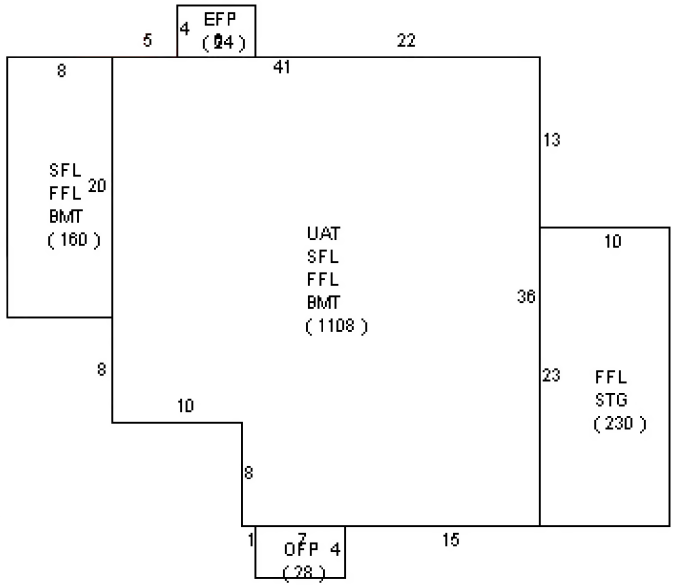
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	184.85
Special Features:	0	Val/Su Net:	143.02
Final Total:	656900	Val/Su SzAd	237.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,498	138.980	208,197
BMT	Basement	1,268	47.120	59,742
SFL	Second Floor	1,268	138.980	176,231
UAT	Upper Attic	277	66.020	18,287
STG	Storage	230	6.870	1,580
OFP	Open Porch	28	44.000	1,232
EFP	Enclos Porch	24	72.590	1,742
	Net Sketched Area:	4,593	Total:	467,011
Size Ad	2766	Gross Area	5424	FinArea 3089

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2005	0.00	T	11.2	101						
19	Patio	D	Y	1	240	A	AV	1988	3.81	T	24.8	101			700			700

More: N | Total Yard Items: 700 | Total Special Featues: | Total: 700